भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

FORM (B) ◐ 2023 ◐

76AA 149415

NAGPUR TREASURY

25 JAN 2024

Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 4037
DATE 25/01/2024

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr Bhaskar Hiraman Dandade (Partner of M/s Tajuddin Baba Housing Agency) duly authorized by the promoter of the Proposed "Bhaskar Nagari" duly, vide its/his/their authorization dated 20/01/2024;

I/ We, Mr Bhaskar Hiraman Dandade (Partner of M/s Tajuddin Baba Housing Agency) duly authorized by the promoter of the proposed "Bhaskar Nagari" project do hereby solemnly declare, undertake and state as under:

That We Promoters have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. Details of Encumbrances on Land are as under:

There is not any encumbrance of Land as on date of application, if in future such case arises, we will declare the same.

NOTARY
Mrs. Archana Subodh Mude
Nagpur
(M.S.) India
Regd. No. 21890
My Term Expires on 17-03-2025
GOVT. OF INDIA

Bh. Dandade

3. That the time period within which the project shall be completed by me/promoter is 31th December 2028.

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoters shall take all the pending approvals on time, from the competent authorities.

9. That I / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

B. Dandade

Mr Bhaskar Dandade
[Deponant]

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Nagpur on this 20th day of January 2024.

B. Dandade

Mr Bhaskar Dandade
[Deponant]

NOTARY
Mrs. Aparna Subodh Mude
Dist. NAGPUR (M.S.) INDIA
REGN. NO. 21890
My Term Expires On 17/03/2025
GOVT. OF INDIA

Sworn before me on this day of 25/01/2024 at Nagpur by Shri/Smt./Ku. B. H. Dandade R/o. Nagpur who has been identified by Shri/Smt. Advocate, Nagpur.

25/01/2024

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) IND...

CANCELLED CANCELLED

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